



County of Yellowstone Zoning Commission AGENDA

Tuesday, October 12, 2004

4:00 p.m.

Room 403A, 4th floor, Yellowstone
County Courthouse
Billings, MT 59103

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak directly into the microphone, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

1. CALL TO ORDER

Introduction of Boardmembers and Staff.

2. ANNOUNCEMENTS

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

Minutes of September 13, 2004.

5. PUBLIC HEARINGS:

Item #1 Zone Change #574 – A zone change from Residential-15,000 to Community Commercial on Lot 7A, Sunrise Subdivision. The subject property is located at 1840 Old Hardin Road in Lockwood. Daniel Bowman, owner.

Item #2 Amendments to the Unified Zoning Regulations to change allowable time periods, permitting and bonding requirements for temporary uses in residential and nonresidential zoning districts. (Section 27-614).

6. OTHER BUSINESS

Discussion regarding meeting location.

7. ADJOURN

12 CRITERIA

All Zone Changes must be reviewed in accordance with the 12 criteria set out in MCA 76-2-204 and these criteria are listed below:

1. *Is the new zoning designed in accordance with the Growth Policy?*
2. *Is the new zoning designed to lessen congestion in the streets?*
3. *Will the new zoning secure safety from fire, panic and other dangers?*
4. *Will the new zoning promote health and general welfare?*
5. *Will the new zoning provide adequate light and air?*
6. *Will the new zoning prevent overcrowding of land?*
7. *Will the new zoning avoid undue concentration of population?*
8. *Will the new zoning facilitate the adequate provisions of transportation, water, sewerage, schools, parks, fire, police, and other public requirements?*
9. *Does the new zoning give reasonable consideration to the character of the district?*
10. *Does the new zoning give consideration to peculiar suitability of the property for particular uses?*
11. *Was the new zoning adopted with a view to conserving the value of buildings?*
12. *Will the new zoning encourage the most appropriate use of land throughout such county or municipal area?*